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Map

Block

Lot

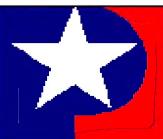
1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,179,900 / 1,179,900

USE VALUE: 1,179,900 / 1,179,900

ASSESSED: 1,179,900 / 1,179,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
41		UPLAND RD WEST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEURENT PIERRE	
Owner 2: BAGOT-LEURENT SOPHIE	
Owner 3:	
Street 1: 41 UPLAND RD WEST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: SULLIVAN FRANCIS X JR -

Owner 2: SULLIVAN MARY ANN -

Street 1: 41 UPLAND ROAD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1995, having primarily Clapboard Exterior and 2920 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8120		Sq. Ft.	Site		0	70.	0.82	4									464,519						464,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8120.000	713,900	1,500	464,500	1,179,900		152177
							GIS Ref

Total Card	0.186	713,900	1,500	464,500	1,179,900	Entered Lot Size	
Total Parcel	0.186	713,900	1,500	464,500	1,179,900	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	404.07	/Parcel: 404.07	Land Unit Type:	

Source:	Market Adj Cost	Total Value per SQ unit /Card:	404.07	/Parcel: 404.07	Land Unit Type:	
06/04/09						

!7866!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	713,900	1500	8,120.	464,500	1,179,900		Year end	12/23/2021
2021	101	FV	693,000	1500	8,120.	464,500	1,159,000		Year End Roll	12/10/2020
2020	101	FV	562,800	1500	8,120.	464,500	1,028,800	1,028,800	Year End Roll	12/18/2019
2019	101	FV	439,100	1600	8,120.	464,500	905,200	905,200	Year End Roll	1/3/2019
2018	101	FV	439,100	1600	8,120.	398,200	838,900	838,900	Year End Roll	12/20/2017
2017	101	FV	439,100	1600	8,120.	371,600	812,300	812,300	Year End Roll	1/3/2017
2016	101	FV	439,100	1600	8,120.	318,500	759,200	759,200	Year End	1/4/2016
2015	101	FV	433,600	1600	8,120.	285,300	720,500	720,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN FRANCI	72756-320	1	6/13/2019		1,340,000	No	No		
G.K. DEVELOPMEN	25456-377		6/30/1995		425,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/17/2015	1353	Siding	3,995	9/17/2015				Remove and replace	11/23/2015	Permit Insp	PC	PHIL C
9/4/2014	1120	Solar Pa	26,000	9/4/2014				Install solar pane	6/4/2009	Measured	189	PATRIOT
3/9/2004	254	Renovate	25,000	C				RENO GAR ADD FAM R	11/8/1999	Mailer Sent		
3/3/1995	113		165,000					SINGLE FAM HOUSE	10/18/1999	Measured	256	PATRIOT
									6/19/1995		PM	Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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